



CRETE PLANNING COMMISSION MEETING

December 29th, 2025 at 7:00 PM
Crete City Hall, 243 East 13th Street

MINUTES

Notice of the meeting was given by posting, the appointed method for giving notice as shown by the attached notice, at the following locations:

City Hall, 243 East 13th Street
Post Office, 1242 Linden Avenue
City Bank and Trust, 1135 Main Avenue

Advance notice of the meeting was also given to committee members. Pursuant to Section 84-1412(8) of the Nebraska Open Meetings Act, the City has posted a current copy of the Open meetings Act, Laws of the State of Nebraska, in the back of the council chambers. All proceedings shown were taken while the meeting was open to the attendance of the public.

1. Open Meeting

2. Roll Call

Jennifer Robison:	Present
Carely Adame Ortiz:	Absent
Ryan Jindra:	Absent
Dave Jurena:	Present
Justin Kozisek:	Present
Scott Kunch:	Present
Jay Quinn:	Absent
Drew Rische:	Absent
Jeff Wenz:	Present

Present: 5, Absent: 4.

City Administrator Tom Ourada was also present but did not vote.

Also present: Building Inspector Trent Griffin, Finance Director Wendy Thomas, and City Clerk Nancy Tellez

3. Items of Business

3.A. Approve Meeting Minutes

3.A.1. November 24th, 2025 Minutes

Scott Kuncl motioned and Jennifer Robison seconded to approve the November 24th, 2025 Planning Commission minutes.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.B. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

Opened Public Hearing at 7:01 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

City Administrator Tom Ourada explained the map with the properties being discussed. Ourada stated that the properties PID 760001529, 760001537 and 760146559 are currently zoned C-2 and this hearing is to discuss them being changed to C-1.

Planning Commission member Jennifer Robison asked Ourada what the difference was between C-2 to C-1 and Ourada explained that the lot lines and the uses are some of the differences.

Ourada explained that by making these proposed zoning changes, the zoning would be contiguous and not islanding or spot zoning.

Scott Kuncl motioned and Justin Kozisek seconded to open the Public Hearing at 7:01 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

Scott Kuncl motioned and Justin Kozisek seconded to close the Public Hearing at 7:12 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.C. Consider the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

Scott Kuncl motioned and Jeff Wenz seconded to recommend to the City Council the proposed zoning change Request PID 760001529, 760001537 and 760146559 C-2 to C-1

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.D. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

Justin Kozisek motioned and Scott Kuncl seconded to Open the Public Hearing at 7:14 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

City Administrator Tom Ourada explained that these two are houses, and it makes sense to change the zoning to residential zoning R3.

Justin Kozisek motioned and Jeff Wenz seconded to Close the Public Hearing at 7:25 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.E. Consider the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

Justin Kozisek motioned and Jeff Wenz seconded to recommend to the City Council the proposed zoning change Request PID 760001510 and PID 760001502 C2 to R3.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.F. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3

Jennifer Robison motioned and Justin Kozisek seconded to open the Public Hearing at 7:27 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

City Administrator Tom Ourada explained the map as he pointed to the proposed zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3.

Justin Kozisek motioned and Jeff Wenz seconded to close the Public Hearing at 7:28 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to the following proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.G. Consider the proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3

Jennifer Robison motioned and Scott Kuncl seconded to recommend to the City Council the the proposed Zoning Change Request PID 760131058, and the south 30 feet of PID 760148367 and the south 30 feet of PID 760130604 C-2 to R-3

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.H. Public Hearing to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map.

Jennifer Robison motioned and Justin Kozisek seconded to open the Public Hearing at 7:29 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

City Administrator Tom Ourada explained that one aspect of the Comprehensive Plan is the future land use map. That is more of a guide and whenever changes are made or proposed to make changes, then you also want to amend the future land use map. That will be consistent with the changes that you recommended to the City Council. Ourada explained that what is being proposed is that the Planning Commission consider amending the future land use map to conform with the zoning actions that were recommended tonight.

Justin Kozisek motioned and Jennifer Robison seconded to close the Public Hearing at 7:30 p.m. to hear testimony in favor of and in opposition to and to answer questions in relation to amending the future land use map.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.I. Consider amending the future land use map

Scott Kuncl asked City Administrator Tom Ourada if there is a map showing the amendments to the future land use map. Ourada explained that the amendments are the recommendations of the zoning changes that were proposed and approved to recommend to the City Council tonight.

Justin Kozisek motioned and Scott Kuncl seconded to recommend to the City Council amending the future land use map.

Jeff Wenz: Aye, Dave Jurena: Aye, Justin Kozisek: Aye, Scott Kuncl: Aye, Jennifer Robison: Aye

Aye: 5, No: 0

3.J. Discuss 1- and 6-year plan

City Administrator Tom Ourada this is a discussion of the 1- and 6-year plan and for the Planning Commission to think about any other projects that are not currently listed. Ourada stated that he would be sending the Planning Commission members the narrative and maps for each of the 1- and 6-year plan. Ourada stated that there is discussion in on the 1- and 6-year plan in December and then it comes to the January meeting for a Public Hearing in February and vote and then in March it is sent to the state.

Ourada stated that there have been no protests on the alley paving project and some of the business owners have been asking about LB840.

4. Petitions - Communications - Resident Concerns

5. Officers' Reports

6. Adjournment

The meeting adjourned at 7:50 p.m.